

025.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

890,600 / 890,600

USE VALUE:

890,600 / 890,600

ASSESSED:

890,600 / 890,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		WINDSOR ST, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:
WHITE MARY M & JAMES J	
Owner 2:	

Owner 3:

Street 1:	46 WINDSOR ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:

Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										16734
										GIS Ref
										GIS Ref
										Insp Date
										07/29/17

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,100	5100	5,000.	456,000	891,200	891,200	Year End Roll	12/18/2019
2019	104	FV	334,400	5100	5,000.	484,500	824,000	824,000	Year End Roll	1/3/2019
2018	104	FV	334,400	5100	5,000.	353,400	692,900	692,900	Year End Roll	12/20/2017
2017	104	FV	313,700	5100	5,000.	307,800	626,600	626,600	Year End Roll	1/3/2017
2016	104	FV	313,700	5100	5,000.	262,200	581,000	581,000	Year End	1/4/2016
2015	104	FV	279,600	5100	5,000.	256,500	541,200	541,200	Year End Roll	12/11/2014
2014	104	FV	279,600	5100	5,000.	210,900	495,600	495,600	Year End Roll	12/16/2013
2013	104	FV	290,900	5100	5,000.	200,600	496,600	496,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE WILLIAM/E	24833-389		9/2/1994			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2013	1156	Re-Roof	7,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2020	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
5/5/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/10/2009	Measured	372	PATRIOT
10/24/2000	Hearing Chag	163	PATRIOT
12/27/1999	Inspected	276	PATRIOT
10/11/1999	Mailer Sent		
10/11/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average																																																																																																																								
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																																								
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																																								
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																																								
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																																								
Prime Wall: 5 - Asbestos				A HBth:	Rating:																																																																																																																								
Sec Wall:		%		OthrFix:	Rating:																																																																																																																								
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																																																																																																																					
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2																																																																																																																			
Color: GREY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																				
View / Desir:				Frl:	Rating:			Other																																																																																																																					
GENERAL INFORMATION				WSFlue:	Rating:			Upper																																																																																																																					
Grade: C - Average								Lvl 2																																																																																																																					
Year Blt: 1923	Eff Yr Blt:							Lvl 1																																																																																																																					
Alt LUC:	Alt %:							Lower																																																																																																																					
Jurisdict:	Fact: .																																																																																																																												
Const Mod:				CONDOS INFORMATION				REMODELING								RES BREAKDOWN																																																																																																													
Lump Sum Adj:				Location:				Exterior:		No Unit	RMS	BRS	FL																																																																																																																
INTERIOR INFORMATION				Total Units:				Interior:		2	5	2																																																																																																																	
Avg Ht/FL: STD				Floor:				Additions:																																																																																																																					
Prim Int Wall: 2 - Plaster				% Own:				Kitchen:																																																																																																																					
Sec Int Wall:		%		Name:				Baths:																																																																																																																					
Partition: T - Typical								Plumbing:																																																																																																																					
Prim Floors: 3 - Hardwood								Electric:																																																																																																																					
Sec Floors:		%						Heating:																																																																																																																					
Bsmnt Flr: 12 - Concrete								General:																																																																																																																					
Subfloor:																																																																																																																													
Bsmnt Gar:																																																																																																																													
Electric: 3 - Typical																																																																																																																													
Insulation: 2 - Typical																																																																																																																													
Int vs Ext: S																																																																																																																													
Heat Fuel: 1 - Oil																																																																																																																													
Heat Type: 5 - Steam																																																																																																																													
# Heat Sys: 2																																																																																																																													
% Heated: 100		% AC:																																																																																																																											
Solar HW: NO		Central Vac: NO																																																																																																																											
% Com Wall		% Sprinkled:																																																																																																																											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																	
SPEC FEATURES/YARD ITEMS																																																																																																																													
PARCEL ID 025.0-0005-0004.0																																																																																																																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	120X20	A	AV	1923		21.25	T	40	104			5,100		5,100																																																																																																												
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100																																																																																																																							
SUB AREA <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Area - SQ</th> <th>Rate - AV</th> <th>Undepr Value</th> <th>Sub Area</th> <th>% Usbl</th> <th>Descrip</th> <th>% Type</th> <th>Qu</th> <th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td> <td>Basement</td> <td>1,100</td> <td>53,520</td> <td>58,877</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>1,100</td> <td>178,410</td> <td>196,255</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SFL</td> <td>Second Floor</td> <td>1,100</td> <td>178,410</td> <td>196,255</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>UAT</td> <td>Upper Attic</td> <td>275</td> <td>71,370</td> <td>19,626</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>OPF</td> <td>Open Porch</td> <td>232</td> <td>21,980</td> <td>5,100</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>112</td> <td>13,900</td> <td>1,557</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>EFP</td> <td>Enclos Porch</td> <td>72</td> <td>60,550</td> <td>4,360</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Net Sketched Area:</td> <td>3,991</td> <td>Total:</td> <td>482,030</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>2200</td> <td>Gross Are</td> <td>4816</td> <td>FinArea</td> <td>2200</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,100	53,520	58,877							FFL	First Floor	1,100	178,410	196,255							SFL	Second Floor	1,100	178,410	196,255							UAT	Upper Attic	275	71,370	19,626							OPF	Open Porch	232	21,980	5,100							WDK	Deck	112	13,900	1,557							EFP	Enclos Porch	72	60,550	4,360								Net Sketched Area:	3,991	Total:	482,030							Size Ad	2200	Gross Are	4816	FinArea	2200					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																			
BMT	Basement	1,100	53,520	58,877																																																																																																																									
FFL	First Floor	1,100	178,410	196,255																																																																																																																									
SFL	Second Floor	1,100	178,410	196,255																																																																																																																									
UAT	Upper Attic	275	71,370	19,626																																																																																																																									
OPF	Open Porch	232	21,980	5,100																																																																																																																									
WDK	Deck	112	13,900	1,557																																																																																																																									
EFP	Enclos Porch	72	60,550	4,360																																																																																																																									
	Net Sketched Area:	3,991	Total:	482,030																																																																																																																									
Size Ad	2200	Gross Are	4816	FinArea	2200																																																																																																																								
SUB AREA DETAIL																																																																																																																													
IMAGE																																																																																																																													
AssessPro Patriot Properties, Inc																																																																																																																													